Verified RealEstate™

REFERENCE
29/24-25

ISSUED
26 September 2024

PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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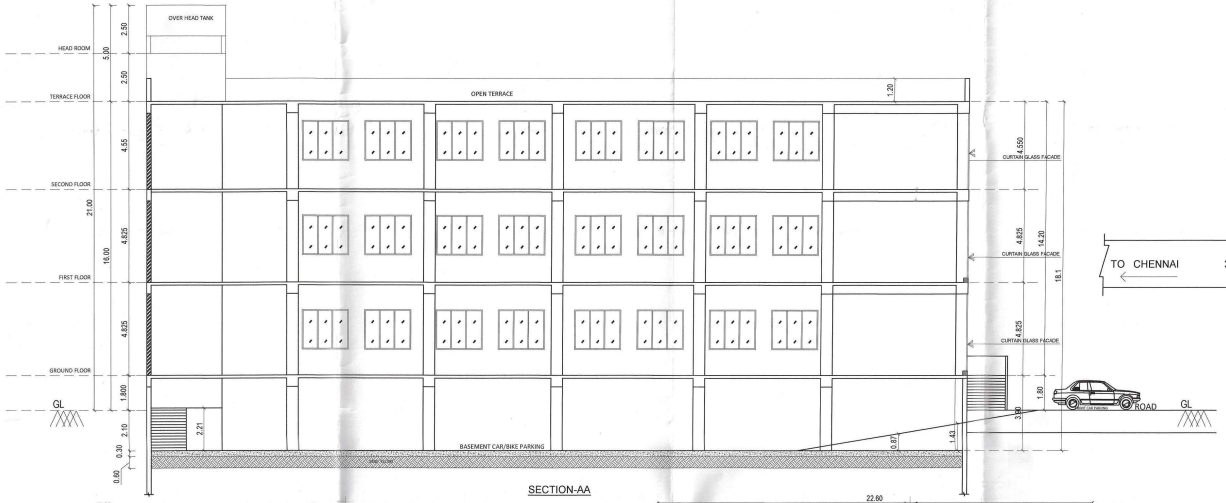
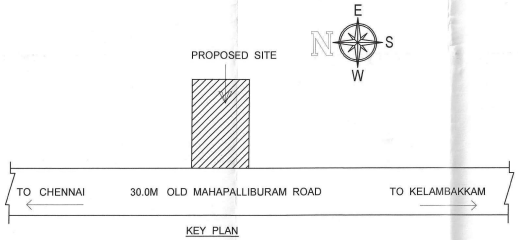
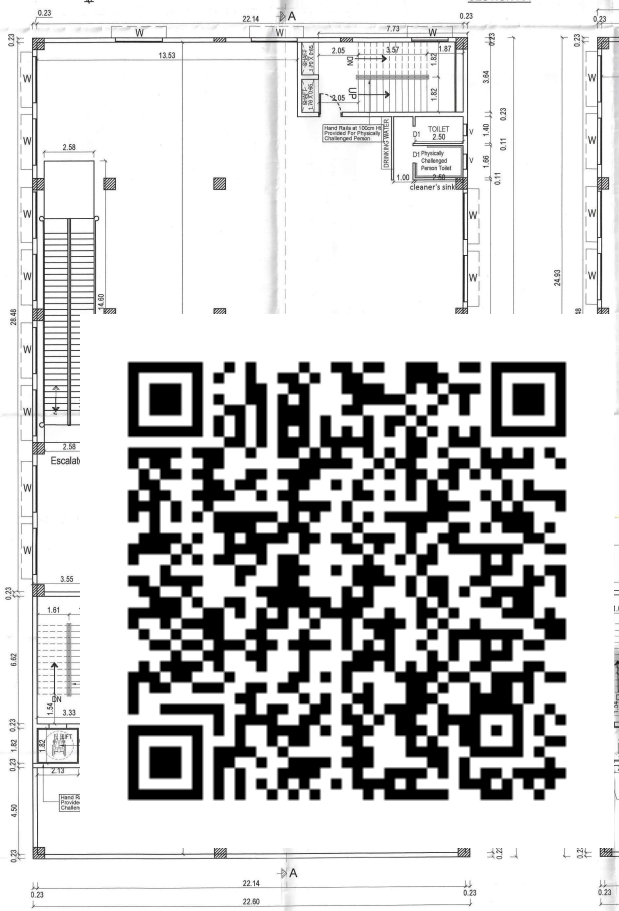
DIGITALLY VERIFIED RECORD



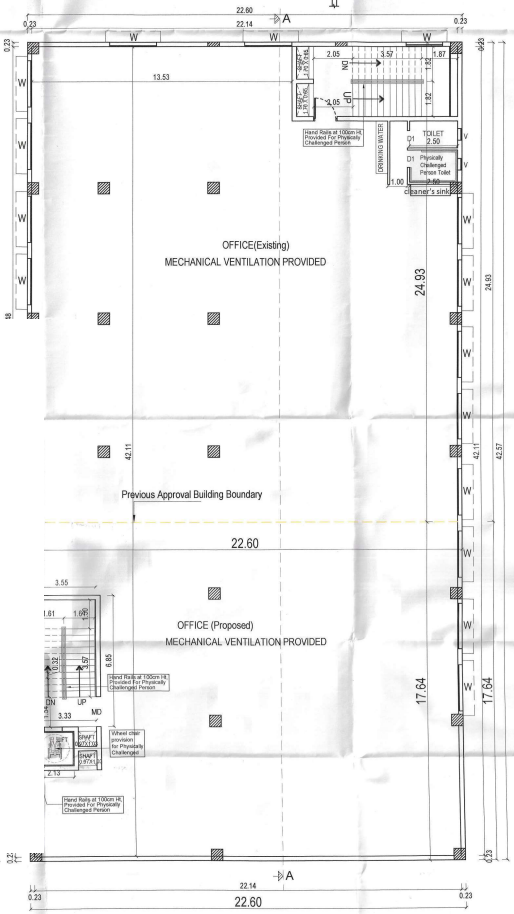
SECTION-AA



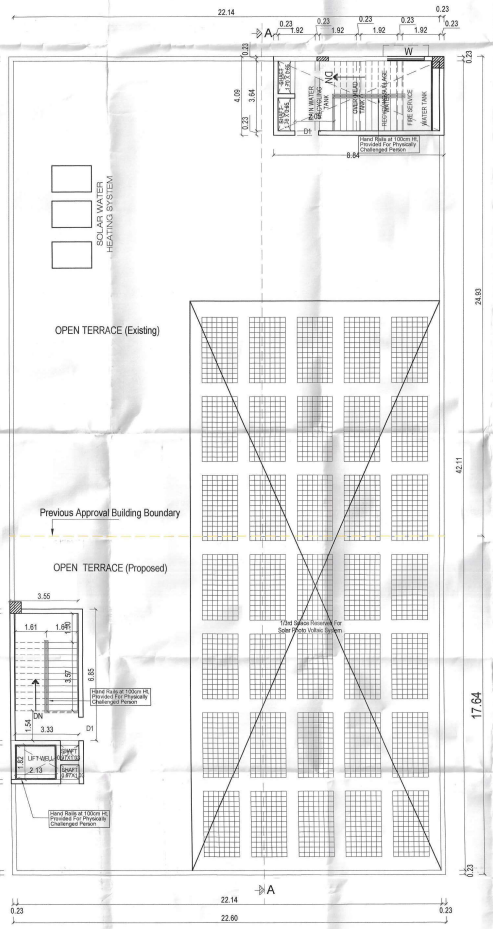
KEY PLAN
NOT TO SCALE



EXISTING FIRST FLOOR PLAN



EXISTING CUM PROPOSED SECOND FLOOR PLAN



EXISTING CUM PROPOSED TERRACE FLOOR PLAN

SHEET - 2 - 2

REVISED PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF SECOND FLOOR PART (OFFICE) TO THE EXISTING BASEMENT FLOOR + GROUND FLOOR (SHOP) + FIRST FLOOR (SHOP) + SECOND FLOOR PART (OFFICE) COMMERCIAL (SHOP CUM OFFICE) BUILDING AT PLOT NO : 2 OLD MAHABALIPURAM ROAD COMPRISED IN S.NO : 4/1E1B AT NAVALUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT NAVALUR PANCHAYAT UNION

EARLIER APPROVED NUMBER:-
FILE NO : - 566 / 2022 MLPA. DATED -21/02/2023
PLANNING PERMISSION NO - 03 / 2023
DATED - 21 / 01 / 2023 TO 20 / 01 / 2031

SCHEDULE OF JOINERY:-

TYPE	DETAIL	SIZE
RS	DOOR	1.82X2.10
D1	DOOR	0.91x2.10
G	GLAZING WINDOW	5.34X2.40
W	WINDOW	1.80X1.22
V	VENTILATOR	0.61x0.61
LIFT	LIFT DOOR	0.91x2.10

SPECIFICATION:-

FOUNDATION	:	COLUMN FOOTING
BRICK WORK	:	C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	:	C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	:	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C.	:	M25 GRADE FOR SLABS & LINTELS
WOOD WORK	:	ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING COURSE	:	B.JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES

COLOUR INDEX:-

EXISTING — ROAD
PROPOSED — BOUNDARY

SCALE : 1:100

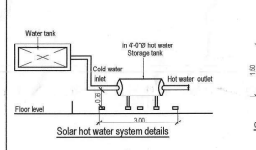
OWNER SIGNATURE

SIGNATURE OF STRUCTURAL ENGINEER

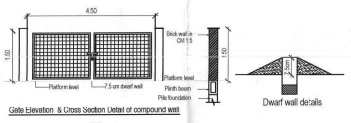
S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.V.
STRUCTURAL ENGINEER (GRADE I (CE))
DTCP REG NO. 2020/STR/1020/M
New No. 15, 3rd Cross Street,
Kazyapam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.nanadev@gmail.com
Mobile : 98402 31665

SIGNATURE OF REGISTERED ARCHITECT

H. SATHIKUMAR ROOHI
CMDA Regd. No:CA/Cl- 1/19/05/218
DTCP Regd. No:CDL/R/2018/A/S-1/2019/12/000
G.C.C. No:NA1013/2019
Regn. No:CA/2015/87816
Plot No.2, Ground Floor,
Periya Mathur, Chennai-600 066.
Ph.9171605097
Email:sikandarprojectdesigns@gmail.com

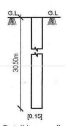


Solar hot water system details

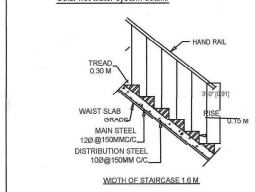


Gate Elevation & Cross Section Detail of compound wall

Dwarf wall details

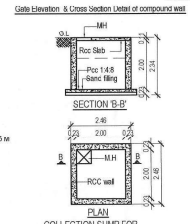


Detail bore well



STAIR CASE DETAILS

SCALE 1:300

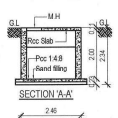


SECTION 'B-B'

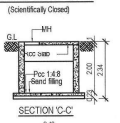
PLAN

COLLECTION SUMP FOR RECYCLING SULAGE WATER

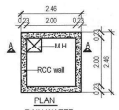
(Scientifically Closed)



SECTION 'A-A'



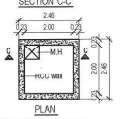
SECTION 'C-C'



PLAN

RAIN WATER HARVESTING SUMP

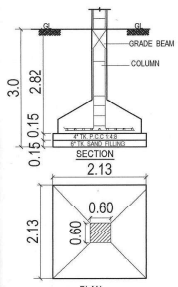
(Scientifically closed)



PLAN

METRO WATER SUMP

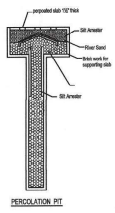
(Scientifically Closed)



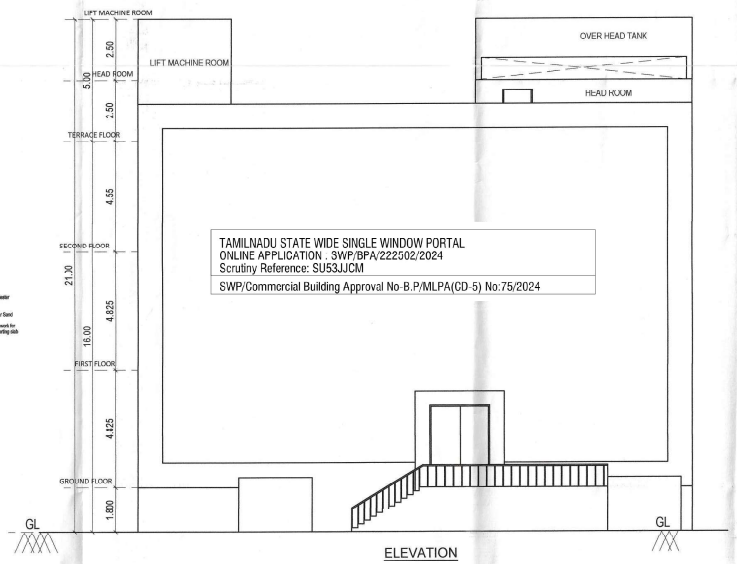
SECTION

PLAN

FOUNDATION DETAIL



PERCOLATION PIT



ELEVATION

SHEET - 1 - 2

REVISED PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF SECOND FLOOR PART (OFFICE) TO THE EXISTING BASEMENT FLOOR + GROUND FLOOR (SHOP) + FIRST FLOOR (SHOP) + SECOND FLOOR PART (OFFICE) COMMERCIAL (SHOP CUM OFFICE) BUILDING AT PLOT NO : 2 OLD MAHABALIPURAM ROAD COMPRISED IN S.NO : 4/1E1B AT NAVALUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT NAVALUR PANCHAYAT UNION

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AREA STATEMENT		SQ.M
AS PER PATTA	:	1545.00 S Q.M
AS PER DOCUMENT	:	1544.90 S Q.M
AS PER SITE	:	1537.37 S Q.M

FLOOR	EXISTING APPROVED FSI AREA IN (Sqm)	EXISTING APPROVED NON FSI AREA IN (Sqm)	EXISTING BUILDING FSI AREA IN (Sqm)	EXISTING BUILDING NON FSI AREA IN (Sqm)	PROPOSED BUILDING FSI AREA IN (Sqm)	TOTAL BUILDING FSI AREA IN (Sqm)
BASEMENT FLOOR	-	962.027	-	962.027	-	-
GROUND FLOOR (SHOP)	962.027	-	958.27	-	-	958.27
FIRST FLOOR (SHOP)	962.027	-	958.27	-	-	958.27
SECOND FLOOR (OFFICE)	397.554	30.095	397.12		561.15	958.27
HEADROOM	-	-	-	70.76		
TOTAL	2321.608	993.012	2313.66	1032.787	561.15	2874.81

EXISTING BUILTUP AREA	-	3275.687 SQ.M
PROPOSED BUILTUP AREA	-	631.91 SQ.M
TOTAL BUILTUP AREA	=	3907.597 SQ.M

FLOOR	Car Parking Detail		T.W Parking Detail	
GROUND FLOOR (SHOP) (1 CAR SPACE AND 1 TWO WHEELER SPCAE FOR EVERY 75 SQM OR PART THERE OF EXCLUDING THE FIRST 75 SQM)	(958.27 -75) x0.75 / 75 = 8.83 =9 Nos	9 Nos	(958.27 -75) X0.75 / 75 = 8.83 =9 Nos	9 Nos
FIRST FLOOR (SHOP) (1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 75 SQM OR PART THERE OF EXCLUDING THE FIRST 75 SQM)	(958.27 -75) X0.75 / 75 = 8.83 =9 Nos	9 Nos	(958.27 -75) X0.75 / 75 = 8.83 =9 Nos	9 Nos
SECOND FLOOR (OFFICE) (1 CAR SPACE FOR EVERY 100SQM OF FLOOR AREA OR PART THEREOF AND 1 TWO WHEELER SPACE FOR EVERY 25 Sq.m OF FLOOR AREA OR PART THERE OF) VISITOR PARKING 10 %	958.27 x 0.75 / 100 = 7.18 = 7 Nos; VISITOR PARKING 10 % FOR OFFICE = 1 Nos	8 Nos	958.27 x 0.75 / 25 = 28.74 = 29 Nos; VISITOR PARKING 15 % FOR OFFICE = 3 Nos	32 Nos
REQURIED PARKING		26 Nos		50 Nos

F.S.I = 2874.81 / 1537.35 = 1.87

PARKING	REQUIRED	PROVIDED
CAR PARKING	23	23
PCP CAR PARKING	03	03
TOTAL CAR PARKING	26	26
TWO WHEELER PARKING	45	48
PCP TWO WHEELER PARKING	05	05
TOTAL TWO WHEELER PARKING	50	53
SANITARY DETAILS	REQUIRED	PROVIDED
MALE 45	2	2
FEMALE 20	2	2
DRINKING WATER DISPENSOR	3	3

SCHEDULE OF JOINERY:-

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WEATHERING COURSE	:	B.JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES

COLOUR INDEX:-

PROPOSED ROAD
EXISTING BOUNDARY

SCALE : 1:100

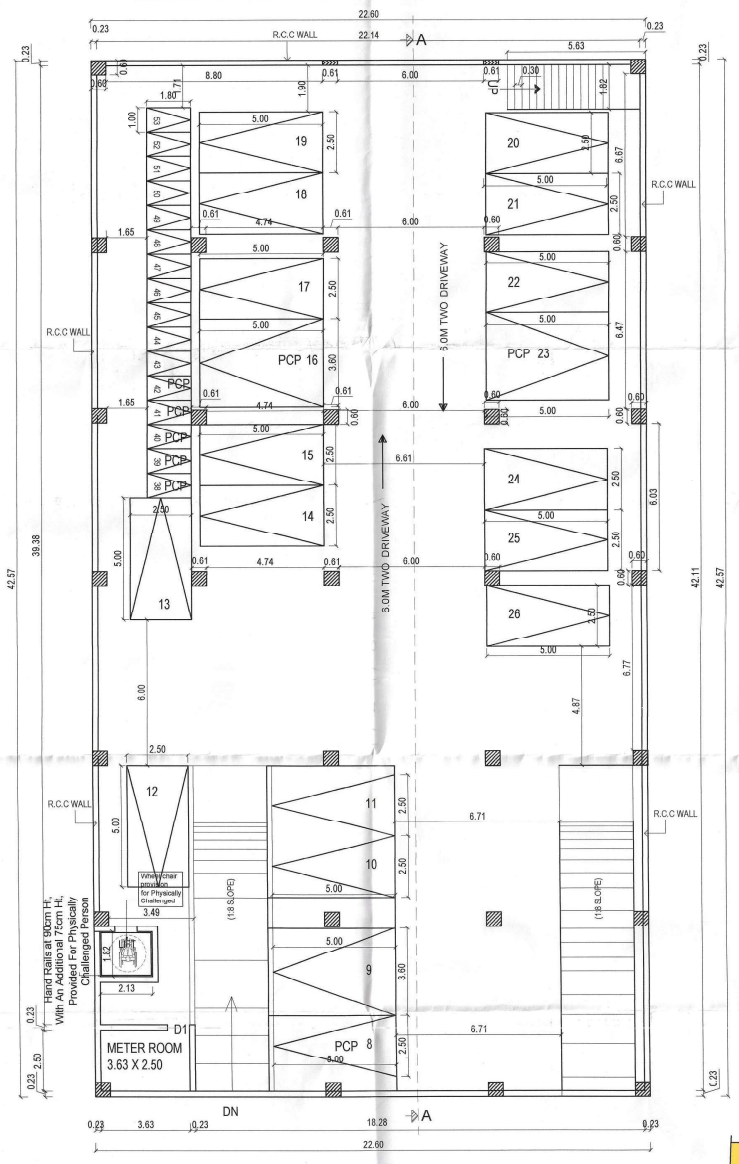
OWNER SIGNATURE

SIGNATURE OF STRUCTURAL ENGINEER

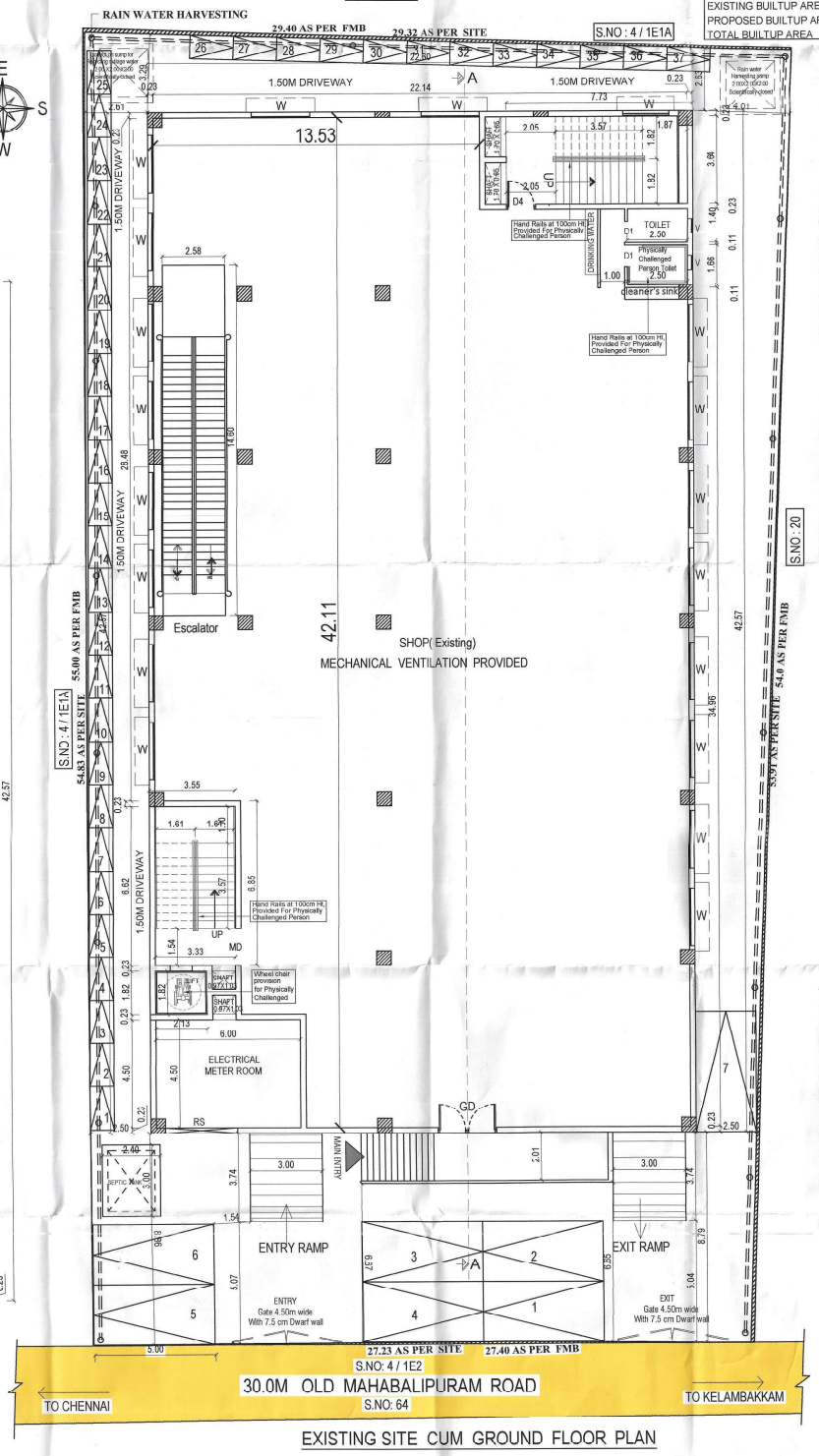
S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E.
STRUCTURAL ENGINEER GRADE I (DTP)
DTCP REG NO. ARC/07-21/2005/004
New No. 15, 3rd Cross Street,
Kasipagam Garden, Adyar, Chennai - 600 020.
Email : nagesh.samudra@gmail.com
Mobile : 98402 31666

SIGNATURE OF REGISTERED ARCHITECT

H. SATHAKUM ROOHI
CMDA Regd. No:RA/Gr. I/19/05/218
DTCP Regd. No:COLR/GN/RA/Gr-I/20/19/12/060
G.C.C. No:RA101382019
Regn. No:CA/2015/67618
Plot No.48, Kamaraj Nagar,
Periya Mathur, Chennai-600 088.
Ph:9171609007
Email:shreekalpladesigns@gmail.com



EXISTING BASEMENT FLOOR PLAN



EXISTING SITE CUM GROUND FLOOR PLAN

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.